

# \$619,900 - 1218 Plum Bend Bend, Edmonton

MLS® #E4413975

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,473 sqft  
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

INVESTOR/HOME OWNER ALERT! Welcome to this NEW 2024, built by Excel Homes 35 year builder, FULLY RENTED The Emerson half duplex with fully finished LEGAL SUITE! Walk up to this DOUBLE front attached garage on one of the LARGEST duplex Lots in THE ORCHARDS! Upon entering you are greeted with 9 FT ceilings, LVP flooring, quartz counters in kitchen, SS appliances incl fridge, stove, dishwasher built-in & OTR microwave. The kitchen opens to the spacious nook and adjacent is the living room. 1/2 bath completes the main. Upstairs is carpeted wth 3 BR incl large Primary with full ensuite. Laundry room and full bath finish the 2nd floor. SEPARATE ENTRANCE (CONCRETE WALKWAY) to the LEGAL SUITE finished by the builder. 1 bedroom, full bath, full kitchen with SS appliances and stacked laundry. INCLUDES WINDOW COVERINGS! Property is GREEN BUILT. Upstairs rented for \$2500/mth and bsmt \$1200/mth includes utilities.

Built in 2024

## Essential Information

MLS® #	E4413975
Price	\$619,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,473
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1218 Plum Bend Bend
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3A6

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 18th, 2024
Days on Market	116
Zoning	Zone 53
HOA Fees	400
HOA Fees Freq.	Annually

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Listing information last updated on March 14th, 2025 at 8:32pm MDT